

DEED OF TRUST

Rec'd for Record Sept 21 1982 At 2⁴³ O'clk P M Same Day Recorded & Ex'd per Charles C. Keller, Jr.

THIS DEED OF TRUST is made this 16th day of September, 1982, among the Grantor, ALLEN L. EDWARDS and JANET M. EDWARDS, his wife (herein "Borrower"), ROBERT J. BECKER and T. MARK STAMM (herein "Trustee"), and the Beneficiary, GUARANTY MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of Maryland whose address is 10802 Connecticut Avenue, Kensington, Maryland 20895 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

BEING all the piece or parcel of land situate on the north side of East Eighth Street, in the City and County of Frederick, State of Maryland, fronting 60 feet, more or less, on said Street, and running back a uniform width a depth of 365 feet, 8 inches, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all that piece or parcel of land conveyed by the said Anna F. Cline and Ida C. Sheffer unto Ernest W. Ausherman, et., us., by deed dated March 4, 1970 and recorded in Liber 821, folio 1, one of the Land Records of the County aforesaid.

BEING the same lot of ground which by deed of even date herewith and recorded or intended to be recorded immediately prior hereto was granted and conveyed from Richard J. Humphries and Nancy S. Humphries, his wife and Rodney W. Rippeon and Nancy S. Rippeon, his wife and Glenn K. Wiggs and Barbara S. Wiggs, his wife the parties of the first part.

REC'D FEE 37.00

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The Graduated Payment Rider ("Rider") attached hereto and executed of even date herewith is incorporated herein and the covenants and agreements of the Rider shall amend and supplement the covenants and agreements of this Deed of Trust, as if the Rider were a part hereof.

This Deed of Trust secures an amount of principal and additions to principal pursuant to paragraphs 1 and 5 of the Note identified below not to exceed \$ 73,000.00 at any time.

which has the address of 109 East Eighth Street, Frederick, Maryland 21701 (herein "Property Address");
[Street] [City] [State and Zip Code]

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated September 16, 1982 (herein "Note"), in the principal sum of FIFTY EIGHT THOUSAND FOUR HUNDRED AND 00/100 (\$58,400.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2012; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.